

# FOR SALE / TO LET

10,940sq.ft. (1,016m<sup>2</sup>)

PROMINENT WAREHOUSE WITH AMPLE PARKING & SECURE YARD



UNIT 1 FENS POOL AVENUE  
BRIERLEY HILL DY5 1QA



hexagon<sup>TM</sup>  
commercial property



# DESCRIPTION

The property comprises a high-bay, clear-span warehouse with generous eaves height (6m to haunch), incorporating under-mezzanine storage and integral office accommodation, including offices, kitchens/breakout areas and ample toilet facilities, all well positioned to support operational needs and overlooking the warehouse.

The total site area, including the warehouse, extends to approximately 0.60 acres, with externally ample allocated parking and a large secure yard to the rear, accessed via a roller shutter door or vehicular palisade gate. The property benefits from excellent yard and parking provisions suitable for HGV access and circulation, with multiple loading doors facilitating efficient goods movement, making it ideal for storage, manufacturing, or distribution uses.

Area	Sq.Ft.
Warehouse	4,531
Ground Floor Offices	2,564
First Floor Offices	3,210
Extension	637
<b>Total</b>	<b>10,940</b>







## LOCATION

The property is located on Fens Pool Avenue in the established industrial area of Brierley Hill, within the West Midlands.

The area benefits from strong connectivity, lying close to the A461 and A4036, which provide direct links to Dudley, Stourbridge and the wider Black Country, with the M5 and M6 motorways accessible within a short drive.

Brierley Hill town centre and the Merry Hill Shopping Centre are nearby, offering a wide range of amenities, while the surrounding location is characterised by a mix of industrial, trade counter and commercial occupiers, making it a well-established and sought-after business destination.

SAT NAV: DY5 1QA

What 3 Words: ///shelf.energy.power

## TRAVEL DISTANCES

### TOWNS & CITIES

Dudley	3.0 miles	11 mins
Stourbridge	3.9 miles	17 mins
Birmingham	12.1 miles	44 mins
Manchester	85.5 miles	2 hrs 14 mins
London	131.0 miles	3 hrs 0 mins

### MOTORWAYS

M5 junction 2	6.4 miles	20 mins
M6 junction 9	8.6 miles	27 mins
M42	11.8 miles	34 mins
M40	24.4 miles	45 mins
M1	49.0 miles	1 hr 22 mins
M25	110.0 miles	2 hrs 5 mins

### AIRPORTS

Birmingham	29.1 miles	53 mins
East Midlands	54.1 miles	1 hr 18 mins
Manchester	77.7 miles	1 hr 45 mins
Heathrow	120.0 miles	2 hrs 22 mins



## RATEABLE VALUE

£39,250.

## RATES PAYABLE

£19,585.75 approx.

## RATEABLE VALUE (April 2026)

£45,750.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## TENURE

The premises is to be sold on a freehold basis or to be let by way of a new lease on terms to be agreed.

## RENT / PRICE

The quoting rent / price is available upon application.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

## ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## FURTHER INFORMATION

Parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact:

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### **The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:**

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